



# The Gujarat Government Gazette

## EXTRAORDINARY

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Separate paging is given to this Part in order that it may be filed as a Separate Compilation.

#### PART IV-B

##### Rules and Orders (Other than those published in Parts I, I-A, and I-L) made by the Government of Gujarat under the Gujarat Acts

###### URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

###### NOTIFICATION

Sachivalaya, Gandhinagar, 11<sup>th</sup> August, 2021

###### THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

NO.GH/V/87 of 2021/TPS-132018-7354-L: WHEREAS under Government notification, Urban Development & Urban Housing Department Gandhinagar No.GH/V/466 of 2005/TPS-242005-771-L dated 30.12.2005, the Government of Gujarat in exercise of the powers conferred by section 65 of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No.27 of 1976) sanctioned the Final Town Planning Scheme No.11(Rajkot) (hereinafter referred to as the said Act and the said Scheme respectively).

AND WHEREAS, the Government of Gujarat is satisfied that the variation is required in the said scheme.

AND WHEREAS, in exercise of the powers conferred by section 70(2) of the Gujarat Town Planning and Urban Development Act, 1976, the Government of Gujarat published the notification No.GH/V/07 of 2021/TPS-132018-7354-L, dtd.12.01.2021 for inviting suggestion or objection, if any, with respect to the proposed variation, in writing, within a period of one month from the date of publication of this notification in the *official gazette*.

AND WHEREAS, the Government of Gujarat has considered the suggestion and objection so received;

NOW THEREFORE, in exercise of the powers conferred by the section 70(2) of the said Act, the Government of Gujarat hereby :-

- (a) sanction the said variation to be made in the Final Town Planning Scheme No. 11(Rajkot), as set out in Schedule appended hereto and;
- (b) specify that the variation so set out shall come into force from the date of this notification.

## S C H E D U L E

Sanction variation in the Final Town Planning Scheme No.11 (Rajkot) sanctioned vide Government Notification Urban Development & Urban Housing Department Gandhinagar No.GH/V/466 of 2005/TPS-242005-771-L dated 30.12.2005.

In the redistribution and valuation statement (Form-F), following case numbers are modified.

1. In the case No.9, sr.no.9 of column no.2 the words “શ્રી સરકાર, કલેક્ટરશ્રી, રાજકોટ” is deleted.
2. In the case No.10, sr.no.26 of column no.2 the words “શ્રી સરકાર, કલેક્ટરશ્રી, રાજકોટ” is deleted.
3. In the case No.11, sr.no.11 of column no.2 the words “શ્રી સરકાર, કલેક્ટરશ્રી, રાજકોટ” is deleted.
4. In the case No.12, sr.no.6 of column no.2 the words “શ્રી સરકાર, કલેક્ટરશ્રી, રાજકોટ” is deleted.

By order and in the name of the Governor of Gujarat,

**PRAKASH DUTTA,**  
Officer on Special Duty & Ex-Officio  
Joint Secretary to Government.

## URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

### NOTIFICATION

Sachivalaya, Gandhinagar, 11<sup>th</sup> August, 2021

#### **THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.**

**No.GH/V/88 of 2021/TPS-142021-1541-L: WHEREAS**, under Government Notification, Urban Development and Urban Housing Department No.GH/V/58 of 1999/TPS-1498-4402-L, dated.06.05.1999 the Government of Gujarat, in exercise of the powers conferred by section 48(2) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") sanctioned the Draft Town Planning Scheme No. 29 (Rander) (hereinafter referred to as "the said Draft Scheme") submitted by the Surat Municipal Corporation (hereinafter referred to as "the said Authority")

**AND WHEREAS**, in exercise of the powers conferred by section 50 of the said Act, the Government of Gujarat appointed the Town Planning Officer for the finalizing the said Draft Scheme;

**AND WHEREAS**, under Government Notification, Urban Development and Urban Housing Department No.GH/V/245 of 2013/TPS-1412-609-L, dated.27.12.2013 and corrigendum Notification No. GH/V/100 of 2014/TPS-112012-5854-L, dated.13.05.2014 the Government of Gujarat, in exercise of the powers conferred by section 65 of the said Act 1976, sanctioned the Preliminary Town Planning Scheme No. 29 (Rander) ;

**AND WHEREAS**, the Town Planning Officer submitted to the Government of Gujarat, the Final Town Planning Scheme No. 29 (Rander) (hereinafter referred to as "the said Final Scheme") as required under sub-section (2) of section 52 and section (2) of section 62 of the said Act;

**NOW THEREFORE**, in exercise of the powers conferred by section 65 of the said Act, the Government of Gujarat hereby: -

- (a) Sanction "the said Final Scheme", and
- (b) State that the said Final Scheme shall be kept open for inspection by the public at the office of the said authority during office hours of all working days;
- (c) Fix the date of this notification as the date for the purpose of clause (b) of sub-section (2) of the section 65.

By order and in the name of the Governor of Gujarat,

**PRAKASH DUTTA,**  
Officer on Special Duty & Ex-Officio  
Joint Secretary to Government.

## URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

## NOTIFICATION

Sachivalaya, Gandhinagar, 11<sup>th</sup> August, 2021

## THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

**No.GH/V/89 of 2021/DVP-272019-2789-L:** In exercise of the powers conferred by section 3(1) & 6(1) of the Gujarat Town Planning & Urban Development Act, 1976 (President's Act No.27 of 1976) (hereinafter referred as "the said Act"), Bechar-Becharaji Gram Panchayat was declared as "Development Area" for which Bechar-Becharaji Gram Panchayat was designated as Bechraji Area Development Authority (hereinafter referred as "the said Authority") vide Government notification No.GH/V/124 of 2005/UDA-112004-8329-V, Dated.09.02.2005.

**WHEREAS**, under provisions of the said Act, The Becharaji Area Development Authority could not submit the Draft Development Plan to the State Government within time limit, Town Planner, Mahesana Branch, Mahesana was appointed as the Authorized Officer vide Government Order No.DVP-272008-520-L, Dated.28.07.2010 under provisions of section 109(1) of the said Act.

**AND WHEREAS**, the Authorized Officer published a Draft Development Plan (hereinafter referred to as "the said Draft Development Plan") under the provisions of Section 13(1) of the said Act, and notice regarding publication of the said Draft Development Plan for calling objection or suggestion, if any, with respect to the said Draft Development Plan was published in the Part II Miscellaneous and Advertisements section of the Gujarat *Government Gazette* on dated.28.01.2019.

**AND WHEREAS**, the said Authorized Officer submitted the said Draft Development Plan under sub section (1) of section 16 of the said Act to the Government of Gujarat for sanction;

**AND WHEREAS**, in exercise of the powers conferred by proviso to sub-clause(ii) of clause (a) of sub-section (1) of section 17 of the said Act, the Government of Gujarat published the modifications under Government Notification, Urban Development and Urban Housing Department No.GH/V/150 of 2020/DVP-272019-2789-L, dated.29.09.2020 in the Gujarat *Government Gazette* Ext. Part.wIV-B dated.30.09.2020 on Page No.358-7 to 358-8 for inviting from any person, to submit suggestions or objections, if any with respect to the proposed modifications to the Additional Chief Secretary to the Government of Gujarat, Urban Development and Urban Housing Department, Sachivalaya, Gandhinagar, in writing, within a period of two months from the date of publication of the said modifications in the *Government Gazette*.

**AND WHEREAS**, the Government of Gujarat has considered the suggestions and objections so received on merit;

**NOW THEREFORE**, in exercise of the powers conferred by clause (c) of sub section (1) of section 17 of the said Act, the Government of Gujarat here by;

- (a) Finalize the said modifications;
- (b) Sanction the said Development Plan subject to the modifications so finalized and as set out in the SCHEDULE appended hereto, and
- (c) Specify that the final development plan shall come into force from the date of this notification.

## S C H E D U L E

Sanction modifications in the Draft Development Plan of said Authority.

1. The land bearing R.S.No.319 of village: Bechar designated for "Industrial Zone" shall be deleted from the said zone and shall be designated for "Residential Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
2. The land bearing R.S.No.314/P, 344/P and 346/P of village: Bechar designated for "Residential Zone" shall be deleted from the said zone and shall be designated for "Agricultural Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
3. The land bearing R.S.No.138/P, 140, 141, 142/P, 143/P, 144, 145, 146/P, 155/P, 156/P and 157/P of village: Bechar designated for "Agricultural Zone" shall be deleted from the said zone and shall be designated for "Residential Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.

4. The lands designated for “Commercial Zone” in Becharaji Area Development Authority area shall be deleted from the said zone and shall be designated for “Residential Zone” under section 12(2)(a) of the said Act, as shown in the accompanying plan.
5. The 18 mtr wide road passing through the R.S.No.7 of village Bechar marked as A-B-C-D-E shall be realigned to A1-B1-C1-D1-E1 under section 12(2)(d) of the said Act and the land thus released shall be designated as “water body” under section 12(2)(c) of the said Act, as shown in the accompanying plan.
6. The lands designated as “Gamtal Boundary (as per DILR Map) Zone” shall be deleted from the said zone and shall be designated for “Residential Zone” under section 12(2)(a) of the said Act, as shown in the accompanying plan.

**NOTE :** The Boundary of proposed modifications shown in accompanying plan shall prevail.

By order and in the name of the Governor of Gujarat,

**PRAKASH DUTTA,**  
Officer on Special Duty & Ex-Officio  
Joint Secretary to Government.

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